

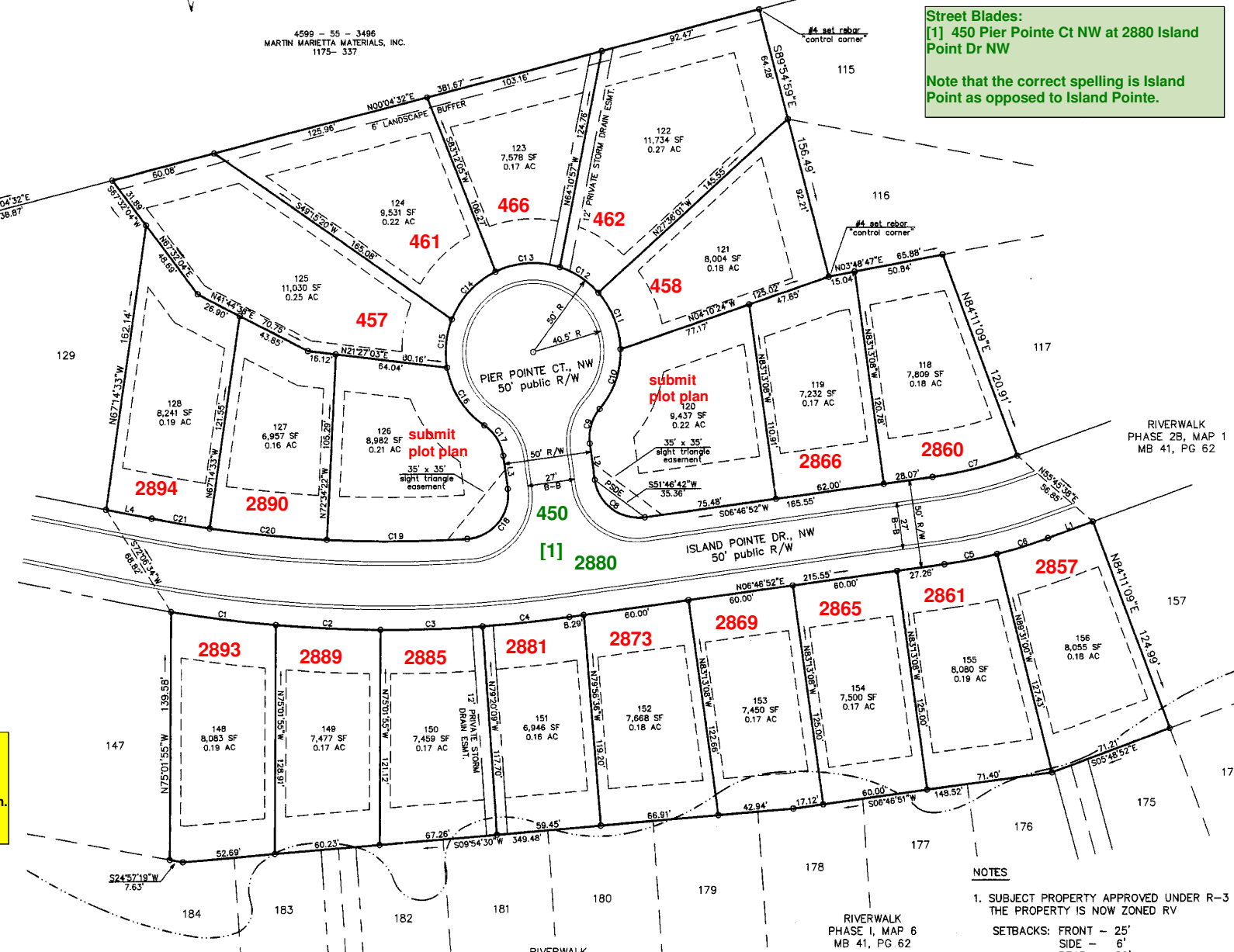
Certificate of Ownership and Dedication
 I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAN AS STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD, AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OF FAILURES OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE (1) YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.
 DATE: 2/25/05
 W.A. Seamone
 OWNER

Certificate of Streets, Water and Sewer System Approval and Other Improvements
 I HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN THE RIVERWALK PHASE 2B, MAP 2 SUBDIVISION.
 DATE: 2/25/05
 D. L. King
 DIRECTOR OF ENGINEERING

Certificate of Final Plat Approval
 IT IS HEREBY CERTIFIED THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL, OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEED WITHIN THIRTY (30) DAYS OF THE DATE BELOW.
 DATE: 3/3/05
 W.A. Seamone
 DIRECTOR OF DEVELOPMENT SERVICES

Certificate of Fee Payment
 I HEREBY CERTIFY THAT THE FEES FOR THE RIVERWALK PHASE 2B, MAP 2 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.
 DATE: 3/3/05
 J. L. King
 FINANCE DIRECTOR

Certificate of Electric Distribution System Approval
 I HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD IN THE RIVERWALK PHASE 2B, MAP 2 SUBDIVISION.
 DATE: 2-25-05
 W.A. Seamone
 DIRECTOR OF ELECTRIC SYSTEMS



Street Blades:
 [1] 450 Pier Pointe Ct NW at 2880 Island Point Dr NW
 Note that the correct spelling is Island Point as opposed to Island Pointe.

LINE TABLE

LINE	BEARING	LENGTH
L1	N05°48'51"W	27.06'
L2	N83°13'08"W	20.72'
L3	S83°13'08"E	18.86'
L4	S25°52'02"W	26.51'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	749.86'	60.46'	N21°56'46"E	60.45'
C2	749.86'	60.07'	N17°20'29"E	60.05'
C3	749.86'	58.22'	N12°49'19"E	58.21'
C4	749.86'	49.95'	N08°41'21"E	49.94'
C5	275.00'	30.23'	N03°37'56"E	30.21'
C6	275.00'	30.23'	N02°39'55"W	30.21'
C7	225.00'	49.46'	S00°29'00"W	49.36'
C8	25.00'	39.27'	S51°46'52"W	35.36'
C9	25.00'	21.03'	N59°07'27"W	20.41'
C10	50.00'	36.66'	N56°02'12"W	35.85'
C11	50.00'	34.83'	S83°00'05"W	34.13'
C12	50.00'	26.68'	S47°45'34"W	26.37'
C13	50.00'	37.79'	S10°49'05"W	36.90'
C14	50.00'	37.25'	S32°10'36"E	36.39'
C15	50.00'	27.84'	S69°28'06"E	27.48'
C16	50.00'	40.13'	N71°35'09"E	39.06'
C17	25.00'	21.03'	N72°41'10"E	20.41'
C18	25.00'	41.12'	S36°05'40"E	36.64'
C19	699.86'	80.25'	S14°18'54"W	80.21'
C20	699.86'	67.44'	S20°21'37"W	67.41'
C21	699.86'	33.55'	S24°29'38"W	33.54'

On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning application.

I, SAMUEL L. KING JR., CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 2873, PAGE 3000) THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES WAS 1:28,000"; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEED REFERENCES AS SHOWN; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF Feb. 2005.
 Samuel L. King Jr.
 Samuel L. King Jr., LICENSE NO. L-3089
 PROFESSIONAL LAND SURVEYOR



- LEGEND**
- PROPERTY LINE
 - RIGHT OF WAY LINE
 - LINE FROM DEED OR PLAT
 - CREAK
 - SIGHT TRIANGLE
 - CURB & GUTTER
 - BUILDING SETBACK LINE
 - SET (FROM PIER POINT)
 - EXISTING MONUMENTATION AS DESCRIBED
 - PSDE
 - SSE
 - WAPS
 - PUBLIC STORM DRAINAGE EASEMENT
 - SANITARY SEWER EASEMENT
 - NO MONUMENT FOUND OR SET

- NOTES**
- SUBJECT PROPERTY APPROVED UNDER R-3 ZONING THE PROPERTY IS NOW ZONED RV SETBACKS: FRONT - 25' SIDE - 6' REAR - 20'
 - SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AREA PER F.I.R.M. MAP NUMBER 37025C00080 D, NOV. 2, 1994.
 - SITE CALCULATIONS
 TOTAL AREA = 4.65 ACRES
 TOTAL LOTS = 20
 ACREAGE IN LOTS = 3.80 ACRES
 ACREAGE IN R/W'S = 0.85 ACRES
 LINEAR FEET IN ISLAND POINTE DR., NW = 515'
 LINEAR FEET IN PIER POINTE CT., NW = 165'
 - NEW IRON PINS SET AT ALL LOT CORNERS UNLESS OTHERWISE DESCRIBED.
 - CITY OF CONCORD WATER AND SANITARY SEWER IS AVAILABLE.

I, J. L. King, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 J. L. King
 REVIEW OFFICER
 DATE: 3-3-2005

FINAL PLAT
Riverwalk Phase 2B, Map 2
 LOCATED IN CITY OF CONCORD, TSP. NO. 2 CABARRUS COUNTY, NORTH CAROLINA
 OWNER:
 T.W.L.S., INC.
 POST OFFICE BOX 1111
 CONCORD, NC 28026
 704 - 791 - 7066
 PLAT PREPARED BY:
 KING ENGINEERING OF CONCORD, INC.
 P. O. BOX 904
 CONCORD, NC 28026
 704 - 786 - 5464
 FEBRUARY 24, 2005
 JOB NUMBER: 04049
 SCALE: 1" = 50'

